



City of Santa Clara
ARCHITECTURAL COMMITTEE
MEETING AGENDA
Wednesday, April 18, 2012 – 6:00 P.M.

CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

Please refer to the Architectural Committee Procedural Items
coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

2. ROLL CALL

3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2012-09065**
Location: 52 Harold Avenue, a 13,703 square foot lot on the east side of Harold Avenue approximately 350 feet north of Stevens Creek Boulevard (APN: 303-21-052). Property is zoned Professional Office (OA).
Applicant: Cosmos Drafting Services
Owner: Nishiyamoto Educational Inc.
Request: Conversion of existing office building into a preschool with two outdoor play areas for up to 66 children
CEQA Determination: Categorically Exempt per CEQA Section 15303
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2012-09120**
Location: 610 Mission Street, a 6,098 square foot lot on the southeast corner of Mission Street and Park Avenue (APN: 230-12-074). Property is zoned Single Family Residential (R1-6L).
Applicant/Owner: Antonio Bunting
Request: First floor expansion and second story addition to an existing single family residence with detached garage
CEQA Determination: Categorically Exempt per CEQA Section 15303
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2012-09125**
Location: 3499 El Camino Real, a 16,903 square foot lot on the northeast corner of Flora Vista Avenue and El Camino Real (APN: 220-02-022). Property is zoned Community Commercial (CC).
Applicant: Chase Bank, NA
Owner: Cal. Pacific Bank
Request: Demolish existing service station and construct a new retail bank building. The proposal includes a request for Zoning Administrator Modifications to reduce front and street side yard setbacks
CEQA Determination: Categorically Exempt per CEQA Section 15332
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

9. OTHER BUSINESS

- 9.A. Committee Procedures and Staff Communications**
- i. Announcements/Other Items**
 - Single Family and Duplex Design Guidelines Update
 - ii. Report of the Liaison from the Planning and Inspection Department**
 - City Council Actions
 - iii. Committee/Board Liaison and Committee Reports**
 - iv. Committee Activities**
 - v. Upcoming Agenda Items**

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on May 16, 2012, at 6:00 p.m.

Prepared by:



Yen Chen
Associate Planner

Approved:



Gloria Sciara, AICP
Development Review Officer

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